Karen Johnson Davidson County
Batch# 1311134 DEEDQC
08/18/2025 08:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250818-0065409

File No: 2301-293224 1073
Grantor's Loan No. 10359477

After Recording, Send to:
Mary Helen Law and Larry Borden
721 Boscobel Street
Nashville, TN 37206

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Mary Helen Law and Larry Borden, 721 Boscobel Street, Nashville, TN 37206

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 082-16-0-301.00

QUITCLAIM DEED

Larry Borden and **Mary Helen Law,** a married couple ("Grantor"), of **721 Boscobel Street, Nashville, TN 37206**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Mary Helen Law** and **Larry Borden,** wife and husband, as tenants by the entirety, ("Grantee"), whose tax mailing address is **721 Boscobel Street, Nashville, TN 37206,** with quitclaim covenants, their interest in the following described real estate:

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 71 on the Plan of Williams First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 50 feet on the Northerly side of Boscobel Street and runs back between parallel lines with the Westerly margin of South 8th, formerly Hobson Street, 175 feet to an alley.

Being the same property conveyed to Larry Borden and Mary Helen Law from Jack D. Rainey, Executor of the Estate of Amanda O. Rainey, deceased, and Margaret Deason and Ted R. Wells by a Deed of Conveyance dated October 1, 1986 and recorded October 2, 1986 in Book 6997, Page 566, in the Register's Office for Davidson County, Tennessee

A.P.N.: 082-16-0-301.00

Property Address is: 721 Boscobel Street, Nashville, TN 37206

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 02 day of August, 2025:

Larry Borden

Mary Helen Law

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Larry Borden** and **Mary Helen Law**, personally known to me, or has produced TN Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (~~he/she~~they) signed, sealed, and delivered the said instrument as (~~his/her~~their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 02 day of August, 2025.

Helen F Mackey
Notary Public

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 08-28-27
SUMNER COUNTY

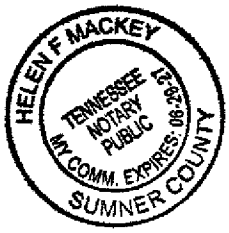
STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00 NX .

Mary Helen Law
Affiant / Mary Helen Law

Subscribed and sworn to before me on this the 02 day of August, 2025.

Helen F Mackey
Notary Public



My Commission Expires: 06-29-27

SEAL

File Number: 2301-293224

Tennessee Certification of Electronic Document

I, Dawn Dacy, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/2/2025 (date of Document).

Dawn Dacy Tupou

Dawn Dacy Tupou

8/15/2025

Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF PLACER

Subscribed and sworn to (or affirmed) before me on this 15th day of August, 2025,

by Dawn Dacy Tupou,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

A. L. Booth

NOTARY PUBLIC

A. L. BOOTH
Notary Public - California
Placer County
Commission # 2501026
My Comm. Expires Sep 30, 2028